

# \$85,000 - 403, 5418 52 Street, Camrose

MLS® #A2189293

**\$85,000**

1 Bedroom, 1.00 Bathroom, 500 sqft  
Residential on 0.00 Acres

Sparling, Camrose, Alberta

Affordable maintenance free living in Camrose!

This one bedroom, one bath condo would make a perfect starter home or investment opportunity. Located on the 4th floor of CityGate Condominiums, this unit features a great south facing view of Kingman Park next door, a galley kitchen and an extra storage area that could serve as an office or den. With the building having recently undertaken massive renovations, this diamond is ready to shine on the north side of Camrose.

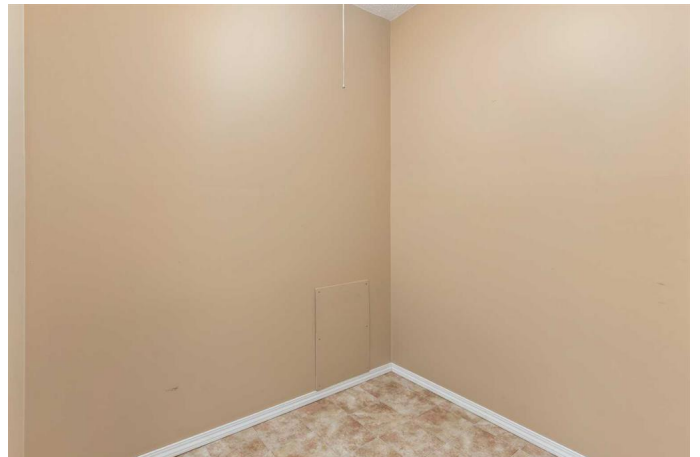
Built in 1981

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2189293      |
| Price          | \$85,000      |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 500           |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 403, 5418 52 Street |
| Subdivision | Sparling            |



|             |         |
|-------------|---------|
| City        | Camrose |
| County      | Camrose |
| Province    | Alberta |
| Postal Code | T4V 4A6 |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Coin Laundry, Laundry                                                      |
| Utilities      | Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected, DSL Available |
| Parking Spaces | 1                                                                                                        |
| Parking        | Off Street                                                                                               |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Open Floorplan         |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Baseboard, Boiler      |
| Cooling           | None                   |
| # of Stories      | 4                      |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | None     |
| Roof              | Flat     |
| Construction      | Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 117                |
| Zoning         | R3                 |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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